



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, July 9, 2019
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

A. Call to Order

B. Approval of Draft Minutes from June 25, 2019 Zoning Board of Appeals Meeting

1. June 25, 2019 Zoning Board of Appeals Draft Minutes

C. Public Hearing: 503 Carleton Avenue - Zoning Variation - Addition

1. Public Hearing – Zoning Variation request to allow an addition to an existing single family home to encroach into the required front yard by a greater amount than what is permitted

D. Agenda Item (Address Location)

E. Village Board Trustee Report

F. Staff Report

1. Next scheduled ZBA meeting(s): July 23, 2019 Zoning Board of Appeals Meeting is canceled

G. Adjournment

H. Agenda Items

This note provides you with information regarding what happens to a petition after it has appeared before the Zoning Board of Appeals. After the Board makes a recommendation on a petition, a report of the meeting is prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.



Zoning Board of Appeals
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/09/19 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Minutes
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4059)

DOC ID: 4059

June 25, 2019 Zoning Board of Appeals Draft Minutes

ATTACHMENTS:

- June 25, 2019 Zoning Board of Appeals Draft Minutes (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
JUNE 25, 2019

The meeting was called to order by ZBA Chairperson Greg Constantino at 7:00 p.m. ZBA Members Chip Miller, Reed Panther, Tom Whalls and ZBA Student Member Greenleaf were present. ZBA Members Matt Jones and Steve Lucchesi were excused. Also present were Village Planner Kelly Purvis, Village Planner Katie Ashbaugh, Trustee Liaison Kelli Christiansen and Recording Secretary Debbie Solomon.

Chairperson Constantino explained the procedures of the Zoning Board of Appeals (ZBA) and stated tonight's meeting is called pursuant to notice by statute that was published in the Daily Herald on June 10, 2019, and all property owners affected by the variations being requested were notified by mail.

MINUTES

ZBA Member Miller moved, seconded by ZBA Member Whalls, to approve the minutes of the June 11, 2019 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 431 Carleton Avenue.

ZBA Chairperson Constantino stated all members of the Zoning Board of Appeals have visited the property and are aware of the proposed plans.

A motion was made by ZBA Member Whalls and seconded by ZBA Member Miller to open the public hearing for 431 Carleton Avenue at 7:04 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 532 CARLETON AVENUE

PETITIONERS ROBERT AND RAMONA CLUCAS ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS TO ALLOW TO ALLOW A FRONT PORCH TO ENCROACH INTO THE REQUIRED FRONT YARD BY A GREATER AMOUNT THAN WHAT IS REQUESTED FOR THE PROPERTY LOCATED AT 431 CARLETON AVENUE: 1. SECTION 10-5-5(B)4 #24.B TO ALLOW A FRONT PORCH TO ENCROACH BY APPROXIMATELY FIFTY-EIGHT (58) PERCENT OR SEVENTEEN (17) FEET SIX (6) INCHES, OF THE MINIMUM REQUIRED THIRTY (30) FOOT FRONT YARD, IN LIEU OF THE MAXIMUM ENCROACHMENT ALLOWED FOR PORCHES OF TWENTY-FIVE (25) PERCENT OF THE REQUIRED THIRTY (30) FOOT FRONT YARD, OR SEVEN (7) FEET SIX (6) INCHES, IN THE R2 - RESIDENTIAL DISTRICT. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Robert and Ramona Clucas, owners of the property at 431 Carleton Avenue)

Staff Presentation

Village Planners Kelly Purvis and Katie Ashbaugh were present to speak regarding the proposed variation request and were sworn in.

Village Planner Ashbaugh stated petitioners Robert and Ramona Clucas, owners of the property at 431 Carleton Avenue, are requesting a variation from the Glen Ellyn Zoning Code to allow a front porch to encroach into the required front yard by a greater amount than what is permitted. Village Planner Ashbaugh stated the property is located on the east side of Carleton Avenue, just north of Hillside Avenue, and the subject property and the properties surrounding are zoned R2 – Residential District. Village Planner Ashbaugh showed an aerial view of the property and stated this property has a lot area of approximately 4,590 square feet, which is just over fifty percent of the required minimum lot size of 8,712 square feet, more precisely, fifty-two percent. She continued that the subject property is approximately 62.75 feet wide, which is less than the minimum lot width requirement of 66 feet for interior lots in the R2 district.

Village Planner Ashbaugh showed street views of the property from the west, northwest, and southwest. She then showed the Plat of Survey, which was submitted in 2007 in relation to a detached garage permit, which shows the existing front porch being in place at that time. Village Planner Ashbaugh stated the petitioners propose to construct a new front porch off of the front elevation of the existing house, which requires an approximately fifty-eight (58) percent or seventeen (17) feet six (6) inch encroachment into the front yard setback. Village Planner Ashbaugh stated per Section 10-5-5(B)4 #24.b, porches may only encroach up to (25) percent of the required front yard. Village Planner Ashbaugh stated in the R2 Residential District, twenty-five (25) percent of the required front yard is seven (7) feet six (6) inches, as the required front yard is thirty (30) feet. Village Planner Ashbaugh stated the proposed front porch would encroach an additional ten (10) feet into the required front yard beyond what is permitted, being approximately twelve (12) feet six (6) inches from the front lot line. Village Planner Ashbaugh stated the proposed front porch is intended to replace the existing non-conforming porch like-for-like, for which a previous variation was not granted.

Chairperson Constantino asked if you can only build on several feet of the property due to the setbacks. Village Planner Ashbaugh stated the lot depth is just over half of what a typical lot depth would need to be to even meet the minimum lot size.

Village Planner Ashbaugh showed elevations of the proposed porch versus the photo of the existing west elevation showing the existing porch, and stated the petitioners are proposing to replace the porch as the existing porch does have structural issues.

Questions from the Zoning Board of Appeals

ZBA Member Miller stated it seems 437 Carleton and 434 Carleton, which are just north of the subject property, have similar situations with setbacks. Village Planner Ashbaugh stated that those adjacent and near adjacent properties did have similar existing conditions in regards to their setbacks, as that of 431 Carleton. ZBA Member Miller stated it seems 447 Carleton and 445 Carleton sit even closer to their property lines than 431 Carleton. Village Planner Ashbaugh stated based on the image presented tonight, she would agree with this.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Robert and Ramona Clucas, owners of the property at 431 Carleton Avenue.

Ms. Clucas stated their home is 99 years old this year, and they bought the home in 1991. Ms. Clucas stated they think the porch was built in the 1950's or 1960's, and the porch needs to be replaced as it is only held up with cinder blocks. Ms. Clucas stated they need to make a safer porch as each step is a different height too. Ms. Clucas stated they do not want to do anything else than to make the porch safer and better, and they will be keeping the same footprint as the existing porch. Ms. Clucas stated they will need to make the railings higher for the required Code.

Mr. Clucas stated the bottom had stacked 2 by 4's which have rotted away.

Additional Questions from the Zoning Board of Appeals

ZBA Member Panther asked if it would be difficult to egress from the front of the home without this porch. Ms. Clucas stated they would not be able to egress without the porch.

ZBA Member Whalls asked what materials they are proposing to use. Ms. Clucas stated they are going to research this, but are thinking of using both wood and composite.

ZBA Member Miller asked if the petitioners would have to rip the existing porch off at the house if the ZBA denied this request and to put in a single stair would require a variation. Village Planner Purvis stated stairs do not count toward an encroachment.

Chairperson Constantino asked if the porch overhang (roof) will stay. Ms. Clucas stated the overhang (roof) is in good shape and will remain as they will probably just re-roof it. Chairperson Constantino asked if the petitioners would extend the porch any more to the west than it already is, to which Ms. Clucas stated they would not. Chairperson Constantino asked if the petitioners' intent is to blend the new construction with the existing construction. Mr. Clucas stated they intend to keep the same colors as much as possible. Chairperson Constantino asked if this variation was discussed with the petitioners' neighbors. Ms. Clucas

stated when the sign went up on their property, the neighbors asked what they were proposing to do. Ms. Clucas stated they told the neighbors they were just replacing the porch, and the neighbors were fine with this.

Persons in Favor of or in Opposition to the Variation Requests

None

Findings of Fact

ZBA Member Panther stated petitioners Robert and Ramona Clucas, owners of the property at 431 Carleton Avenue, are requesting a variation from Section 10-5-5(B)4 #24.b to allow a front porch to encroach approximately fifty-eight (58) percent or seventeen (17) feet six (6) inches of the minimum required thirty (30) foot front yard in lieu of the maximum allowable encroachment twenty-five (25) percent or seven (7) feet six (6) inches in the R2 Zoning District.

ZBA Member Panther stated the ZBA heard from Village Planners Katie Ashbaugh and Kelly Purvis. ZBA Member Panther stated the property is located on the east side of Carleton Avenue, just north of Hillside Avenue, and the subject property and the properties surrounding are zoned R2 – Residential District. ZBA Member Panther stated the property is just over fifty (50) percent of the minimum required lot size in the R2 Zoning District. ZBA Member Panther stated the property is non-conforming in the front and rear yard setbacks in its present condition.

ZBA Member Panther stated the existing front porch is approximately seven (7) feet in depth creating a front yard setback of 12 feet 6 inches for the main structure of the property. ZBA Member Panther stated the home could only occupy between two (2) and four (4) feet of the property due to current setbacks, and the property is a non-buildable lot. ZBA Member Panther stated the existing condition of the adjacent properties also have the same encroachment into the front yard setbacks. ZBA Member Panther stated it was indicated that this proposal would only replace in-kind an existing porch.

ZBA Member Panther stated the ZBA heard from the property owners Robert and Ramona Clucas that the home is 99 years old and has always been non-conforming. ZBA Member Panther stated the Clucas are only asking to replace a deteriorating porch as they feel is unsafe with different stair heights and need to replace the footings. ZBA Member Panther stated it would be difficult to egress the home without this type of variance. ZBA Member Panther stated the Clucas indicated they are proposing to use wood and composite materials for the porch. ZBA Member Panther stated the Clucas indicated the roof will remain on the structure, and they will use the same color scheme of the existing home.

Motion

ZBA Member Whalls moved, seconded by ZBA Member Miller, that the Zoning Board of Appeals recommended approval of the Findings of Fact.

The motion carried unanimously with a voice vote.

Village Planner Ashbaugh stated she would like to propose an amendment to the Findings of Fact pertaining to the lot being substandard from a provision in the Non-Conformity Section 10-8-6 (E) that states, "If the home were damaged, then the home could be repaired in the existing footprint like-for-like, if the conditions remain the same when it is fixed."

Additional Comments from the Zoning Board of Appeals

ZBA Student Intern Greenleaf stated she has no problem with this as they are basically keeping the same thing that is there. ZBA Student Intern Greenleaf stated they would not be changing anything in the community or the neighborhood.

ZBA Member Panther stated he supports this variation, and he likes they are keeping the existing roof structure.

ZBA Member Whalls stated is he fine with this as the same dimensions are being replicated, and there are no stormwater issues. ZBA Member Whalls stated the safety and egress issues will be remediated with this.

ZBA Member Miller stated this is a strange lot on a block of strange lots, and this is a poster house for what a variance is for. ZBA Member Miller stated he supports this.

Chairperson Constantino stated he is in favor of recommending the variation as it addresses a safety issue with the existing porch, and they will be building in the same location. Chairperson Constantino stated this is an extremely shallow lot which is almost non-buildable. Chairperson Constantino stated the condition was not caused by the home owners. Chairperson Constantino stated the proposed porch will not extend any further to the west, and this will not change the character of the neighborhood.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Panther to close the public hearing for 431 Carleton Avenue at 7:27 p.m. The motion carried unanimously with a voice vote.

A motion was made by ZBA Member Miller and seconded by ZBA Member Whalls.

Having considered the application of Robert and Ramona Clucas, for a zoning variation to allow a front porch to encroach by approximately fifty-eight (58) percent or seventeen (17) feet six (6) inches, of the minimum required thirty (30) foot front yard, in lieu of the maximum encroachment allowed for porches of twenty-five (25) percent of the required thirty (30) foot front yard, or seven (7) feet six (6) inches on an interior lot of the property located at 431 Carleton Avenue, the Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners' application packet and presented by the petitioners at the June 25, 2019, Zoning Board of Appeals public hearing as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends approval of the requested zoning variation from 10-5-5(B)4 #24.b due to the following hardships and unique circumstances:

1. The current stairs are uneven and rotting, causing a safety issue; and
2. Two homes to the north have the same porch; and
3. If they just rebuilt the stairs, it would be out of character with the neighborhood; and
4. The homes at 447 Carleton and 445 Carleton are prouder than 431 Carleton's porch; and
5. The lot is considered non-buildable; and
6. Section 10-8-6 (E) of the Code says if the home were damaged, the Code would allow it to be built on the same footprint.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the June 25, 2019 public hearing of the Zoning Board of Appeals.

The motion carried with four (4) "yes" votes .The "yes" votes are as follows: ZBA Members Miller, Panther, Whalls and Chairperson Constantino.

ZBA Chairperson Constantino stated the ZBA recommended this and will now go to the Village Board for approval, and Village Planners Ashbaugh and Purvis can tell you when this will be. ZBA Chairperson Constantino stated he advises the petitioners to come to the Village Board meeting just in case there are questions.

Village Board Trustee Report

Trustee Christiansen stated the Village Board approved the Baker Hill access improvements, and the work should start in mid to late July and be completed at the end of August. Trustee

Christiansen stated at the Village Board Workshop last week, the Village Board heard information on the downtown Sub Areas for the updates to the Comprehensive Plan. Trustee Christiansen stated the Village Board is thinking about what the vision for the downtown should be. Trustee Christiansen stated there will be an open house tomorrow (June 26, 2019) from 4:00 p.m. to 7:00 p.m. for feedback on this.

ZBA Member Whalls asked about the possible subdivision by the Ice Center. Village Planner Purvis stated these might be single-family homes, but there has been no formal proposal yet. ZBA Member Whalls asked about the village-owned Five Corners site. Village Planner Purvis stated there is nothing on this right now.

Staff Report

Village Planner Ashbaugh stated there will be a meeting on July 9, 2019 for the property at 503 Carleton Avenue.

Adjournment

At 7:40 p.m., a motion was made by ZBA Member Whalls and seconded by ZBA Member Panther to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed by,

Katie Ashbaugh
Village Planner



Zoning Board of Appeals

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/09/19 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Public Hearing
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4060)

DOC ID: 4060

Public Hearing – Zoning Variation request to allow an addition to an existing single family home to encroach into the required front yard by a greater amount than what is permitted

- PROPERTY:** 503 Carleton Avenue, is an interior lot, located at on the east side of Carleton Avenue, just north of Hillside Avenue.
- PETITIONERS:** The petitioners are James A. Jenner and Erin Tracey Jenner, owners of the property located at 503 Carleton Avenue.
- REQUEST:** The petitioners request a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:
1. Section 10-4-8(D)(1)(a) to allow an addition to an existing two-story single family home to encroach approximately five (5) feet six (6) inches into the required thirty (30) foot front yard setback required for principal structures in the R2 - Residential District.
 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.
- ZONING/USE:** The subject property and the properties to the north, east, west and south are all zoned R2 - Residential District and are all improved with single family homes.
- PUBLIC NOTICE:** Notice of the public hearing was published in the June 24, 2019 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.
- ZONING HISTORY:** The Village does not have records of any prior variations being granted for the subject property.

PERMIT HISTORY:	Year	Permit No.	Type
	1962	8830	<i>Illegible</i>
	1965	9882	Addition
	1970	1523	Electrical work
	1974	3145	Water service replacement
	1983	7359	Detached garage replacement
	1993	13917	Second floor interior remodel (shows “addition”)
	1997	16982	Electrical permit

2002 21138 First floor remodel
 2004 23798 Partial first floor remodel; complete Permit No. 21138; repair screened in porch

EXISTING:	R2 Lot Requirements [10-4-8(D)]	Subject Property Data
Lot Area	8,712 ft ² (0.20 acres)	9,010 ft ² (0.21 acres)
Lot Width	80', corner lots; 66', all other lots	53'
Front Yard	between 30' and 50' for new construction; but no closer than the closest principal structure of existing principal structures on adjacent lots on the same side of the street	~24.5' from front lot line to principal structure
Interior Side Yard	6.5' or 10% of the total lot width, interior side whichever is greater	19.57' from north lot line to principal structure (10% of lot width is 7'); 18.62' from south lot line to principal structure
Rear Yard	40'	~82.5'

PROPOSED The petitioner proposes to construct an approximately 138 square-foot addition onto the front (west) elevation of the existing house, which requires an approximate five (5) foot six (6) inch encroachment into the required front yard setback and maintains the existing front yard setback of twenty-four (24) feet six (6) inches. Per Section 10-4-8(D)(1), the minimum required front yard in the R2 district is thirty (30) feet.

The proposed addition is intended to replace the existing three seasons room like-for-like, for which a variation was not previously granted. The replacement for this three seasons room is considered an addition rather than a front porch because Section 10-2-2 of the Zoning Code defines "porch" as follows: A one-story roofed structure attached to the house with no floor space above and no more than two sides of the porch are enclosed by a vertical wall, window or screened surface. Because the addition is enclosed by more than two sides, it is considered an addition to the principal structure, not a porch, which is an accessory structure.

PROPERTY HISTORY

Staff notes that although the Village does not have legible records for the construction of the house or what functionally is considered a three seasons

room, the building plans submitted with Permit 13917 acknowledge that the three seasons room was defined as a screened in porch as early as 1993. Staff further notes that the plat of survey dated September 14, 1991 (Attachment 2) illustrates the footprint of the three seasons room to the west of the primary mass of the principal structure.

Additionally, the three seasons room is in poor condition, triggering the need for its like-for-like replacement. Because the Zoning Code limits the repair and reconstruction of nonconforming structures, the need to replace the three seasons room is the reason for this request.

ZBA ACTION

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioner's application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists and if the essential character of the neighborhood is maintained.

The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions or denial of the request in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS

1. Petitioner's Application Packet
2. Plat of Survey - not current
3. Proposed Plans
4. Location & Zoning Map
5. Aerial Photo
6. 2' Contour Map
7. Location Map for Public Hearing Notice
8. Mailing List for Public Hearing Notice
9. Public Hearing Notice
10. Certificate of Publication

CC:

Staci Springer, Director of Community Development
 Steve Witt, Building & Zoning Official
 Kelly Purvis, Planner
 Debbie Solomon, Recording Secretary
 Paula Moritz, Plan Reviewer

ATTACHMENTS:

- 1. Petitioners Application Packet (PDF)
- 2. Plat of survey (PDF)
- 3. Proposed Plans (PDF)

- 4. Location - Zoning Map (PDF)
- 5. Aerial Photo (PDF)
- 6. 2-Foot Contour Map (PDF)
- 7. Location Map for Public Hearing Notice (PDF)
- 8. Mailing List for Public Hearing Notice (PDF)
- 9. Public Hearing Notice (PDF)
- 10. Certificate of Publication (PDF)

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR VARIATION

CLEAR PAGE

For the property at 503 CARLETON AVE. Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

You may attach separate sheets as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: JAMES A. JENNER

Address: 503 CARLETON AVE.

Home Phone No.: 630-469-3619 Cell Phone No.: 630-292-3618

Fax No.: —

E-mail: SPARKYJAS701@901.COM

Ownership Interest in the Property in Question:

James A. Jenner &
 Erin Tracey Jenner, husband & wife
 owners

CLEAR PAGE

III. PROPERTY INFORMATION:Common address: 503 Carleton Ave.Permanent tax index number: 05-11-417-007

Legal description:

The South 53 feet of lot 10 in Block 12 in Thain's Addition to Glen Ellyn, a subdivision in Sec 11, 12+13, Township 39 North, Range 10. ETPM, in DuPage County, Illinois.

Zoning classification: ResidentialLot size: 53 ~~42~~ ft. x 170 ft. Area: 9010 sq. ft.Present use: ResidentialIV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

Section 10-4-8(D)(1) addition of a 3 season room (no temp control) to replace damaged existing room. Current room has water damage and needs to be replaced. we are looking to replace "as same" enclosed 3 season room w/ no temp ~~controls~~ controls.

Estimated date to begin construction: _____

CLEAR PAGE

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

RICK REARICK ARCHITECT 155 N. PARK BLVD
GLEN OLYMPIA IL.
60137

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

Looking to Replace ^{addition} ~~porch~~ exactly as
Built. Enclosed ^{3 season room} ~~porch~~ has been
part of the home as long as we have
owned it. 27 1/2 yrs

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

Not looking to expand.
Looking to replace existing 3
season room (NO temp control)
Loss of square footage if not an
enclosed room. Used various x's ^{since the year}

OR

CLEAR PAGE

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

Looking to replace exactly as currently improved. We ~~just~~ purchased this home 2 1/2 years ago and have enjoyed and utilized this 3 season room as have our children. This is part of the home and would not be as utilized if open.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

Replacing Exactly as currently improved. The Property improvement will be the same as it has for 100 years. No expansion or redesign is being requested.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

An open porch would be a loss of useable square footage to our home that we purchased w/a 3 season room 2 1/2 years ago. The loss of this square footage would affect our resale value.

CLEAR PAGE

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

All of the homes on either side of our street are the same distance visually from the street. ~~Not~~ Most all have either an enclosed room or an open porch - none have been additions. Not sure how else to answer this.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The room currently leaks water and is falling apart. if not improved it will

Looking to replace ~~enclosed front porch~~ ^{3 season room} as built 100 years ago as finished when purchased 28 yrs. ago. (no temp control)

end up damaging the front of our home and will be unsafe. We aren't looking to make "MORE" \$\$ but we don't want

Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

No hardship, we enjoy having an enclosed ~~porch~~ ^{3 season room} and our resale value would be affected adversely as this room adds square footage.

to lose money due to damage or cause other damage.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

No difference to our property or others, replacing as currently improved.

CLEAR PAGE

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

Same as now - Nothing will impair
or impact either neighbor as to light or air

- b. Substantially increase the hazard from fire or other dangers to the property
-
- in question or adjacent property;

NO temperature controls of heating
no change elements will be in this
room. As it stands now the room is a danger for
water damage.

- c. Otherwise impair the public health, safety, comfort, morals or general
-
- welfare of the inhabitants of the Village;

no change to the neighborhood
by adding this improvement.

- d. Diminish or impair property values within the neighborhood;

no change - improve as ^{3 season room} ~~per~~
will no longer be
falling apart.

- e. Unduly increase traffic congestion in the public streets and highway;

no, this improvement has no traffic
impact to the neighborhood

- f. Create a nuisance; or

none, improvement replacing
existing damaged improvement

CLEAR PAGE

g. Results in an increase in public expenditures.

no change, no impact as to
public expenditures

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

Same footprint & size as
current ^{3 season room} porch. No impact other
than to replace rain damaged
porch.

Room does not and will not include temp controls

8. Please add any comments which may assist the commission in reviewing this application.

We have owned this property for 27 1/2 yrs.
We purchased the home with an
enclosed ^{3 season room} porch and have
used this area of the house
over and over.

This is a peaceful room for
reading, watching the neighborhood
bug free and removed from the
outside elements.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

CLEAR PAGE

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

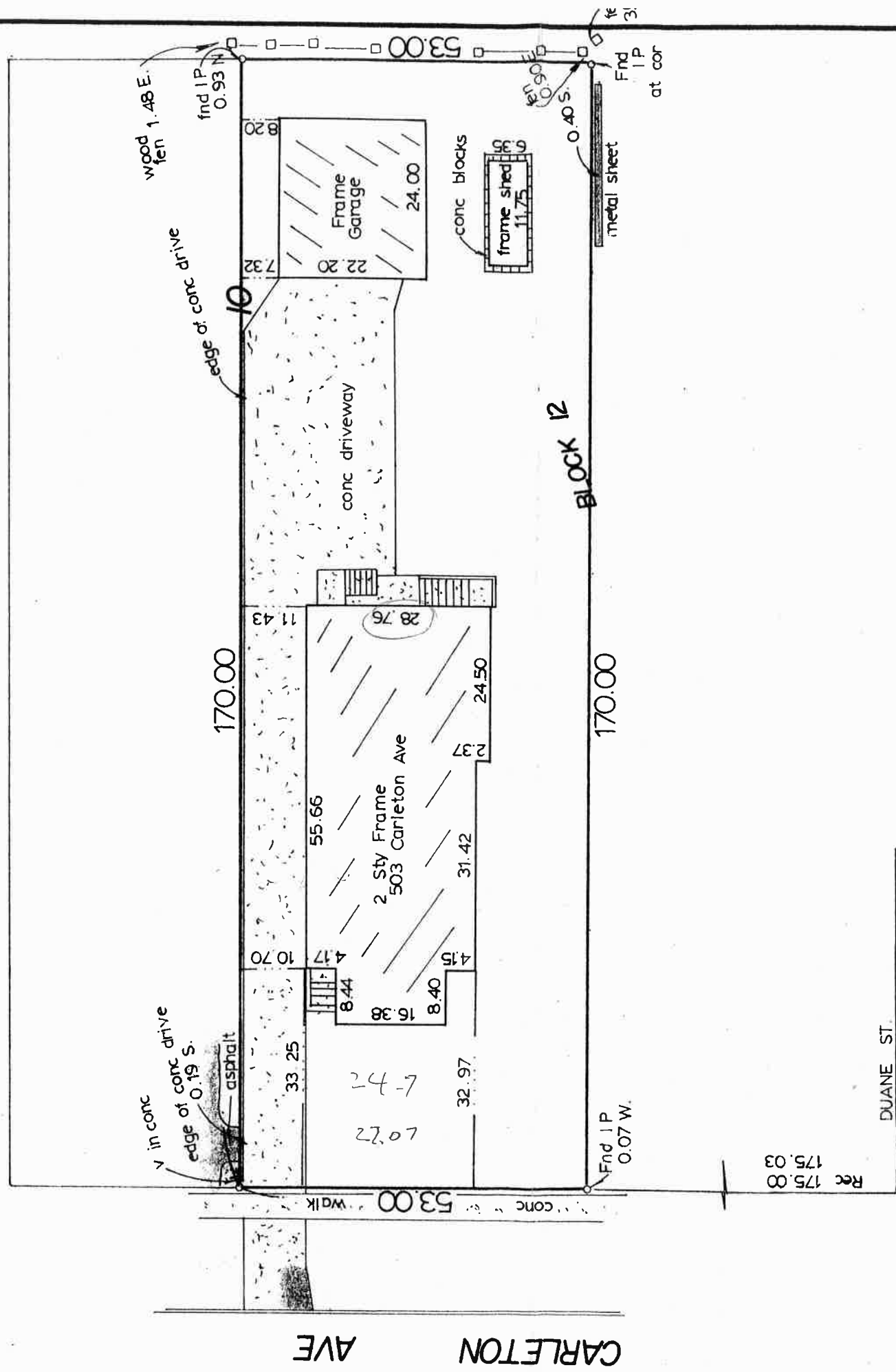
I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

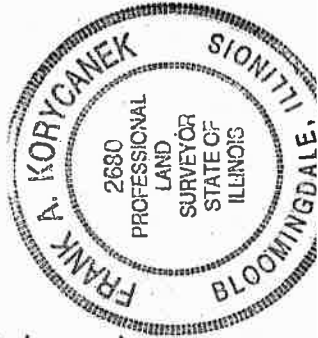
<u>5/20/19</u>	<u>JAMES A. JENNER</u>	<u></u>
Date	Print Name	Signature of Applicant
<u>5/20/19</u>	<u>ERIN TRACEY JENNER</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

107 SOUTH BLOOMINGDALE ROAD, SUITE L1
BLOOMINGDALE, ILL., 60108: ph: (708) 894-7072

Commonly Known as: 503 Carleton Ave Glen Ellyn, Illinois.



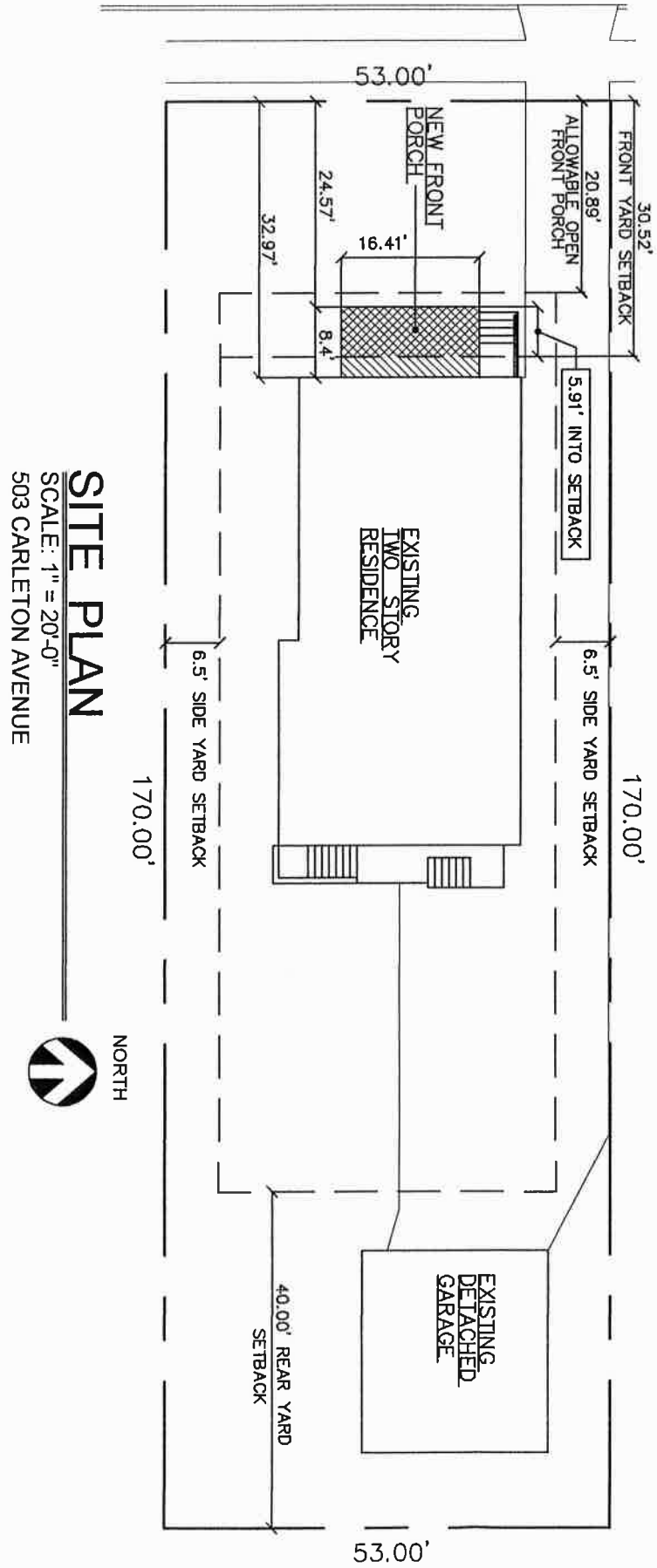
Compare all points before building by same and at once report any difference

Structure located 9-14-1991

Dimensions are shown in feet and decimal parts thereof.

Bloomington, Illinois 9-14 A.D. 1991

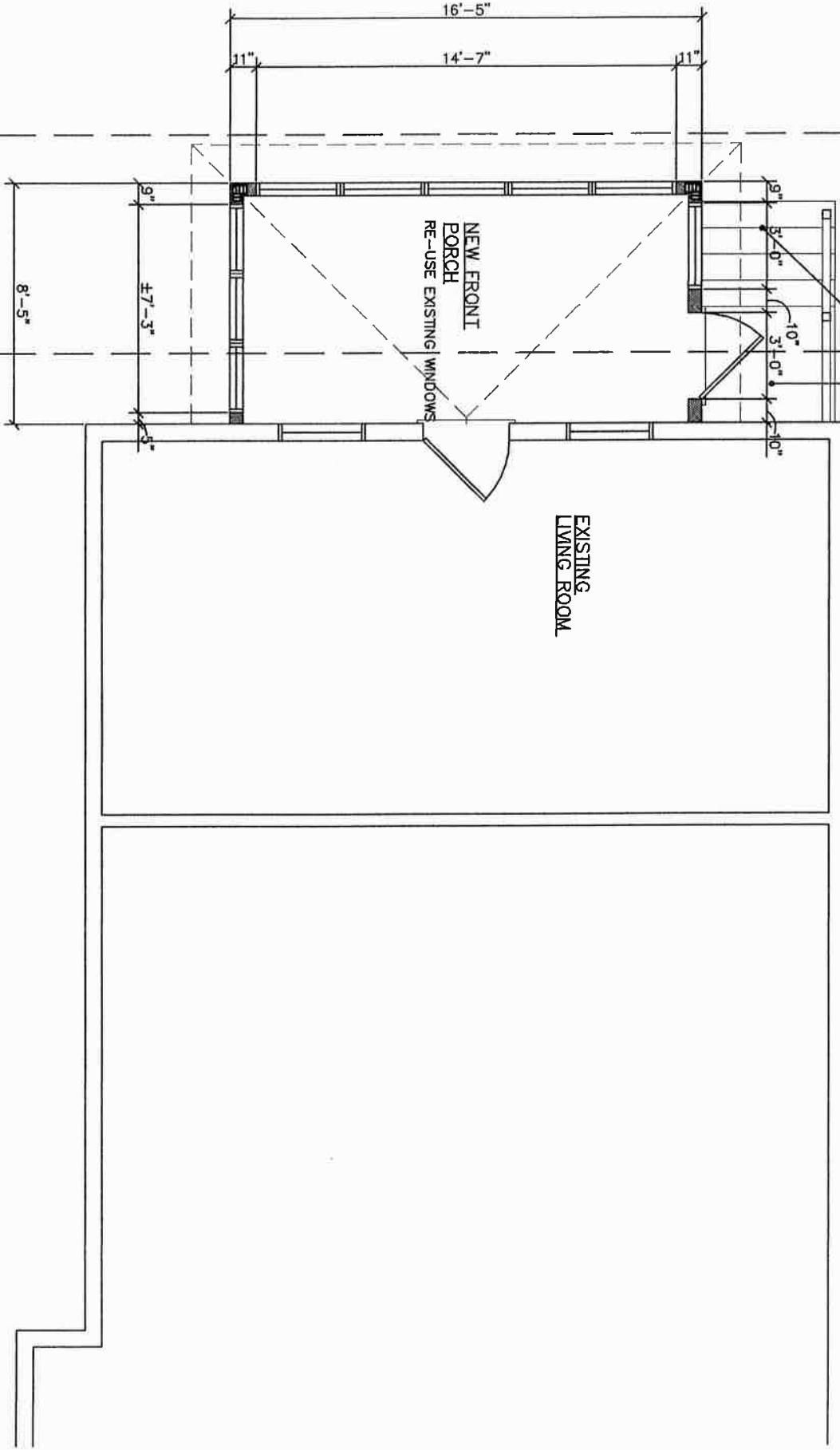
Pg. 22



NEW PLATFORM
AND STEPS

EXISTING
LIVING ROOM

NEW FRONT
PORCH
RE-USE EXISTING WINDOWS



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"
503 CARLETON AVENUE



	Out of tolerance
	Good number
	Random spread
	Clustering spread

- _____ Enabling environment is created
- _____ Enabling and strengthening can work with others
- _____ Enabling environment
- _____ Enabling and strengthening

[illegible]

OF DASHED LINE PRESENT ON SCALE DO NOT
AFFECT ANSWER.

[illegible]

 WALL AND FLOOR
 DRIVING SECTOR
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.
 WALL AND FLOOR
 DRIVING SECTOR
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 WALL AND FLOOR
 DRIVING SECTOR
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1 VERY CLEARANCE ISSUES ABOVE. COULD THE FOLLOWING BE
2 ALL RECEIVED FROM PERSONS WHOSE NAMES WERE NOT RECORDED
3 OF THE ABOVE. COULD THE FOLLOWING BE RECORDED AS
4 UNRECORDED. SHALL BE RECORDED UNDER THE NAME OF THE
5 COULD BE RECORDED UNDER THE NAME OF THE FOLLOWING. TO BE RECORDED BY
6 COULD BE RECORDED UNDER THE NAME OF THE FOLLOWING. TO BE RECORDED BY
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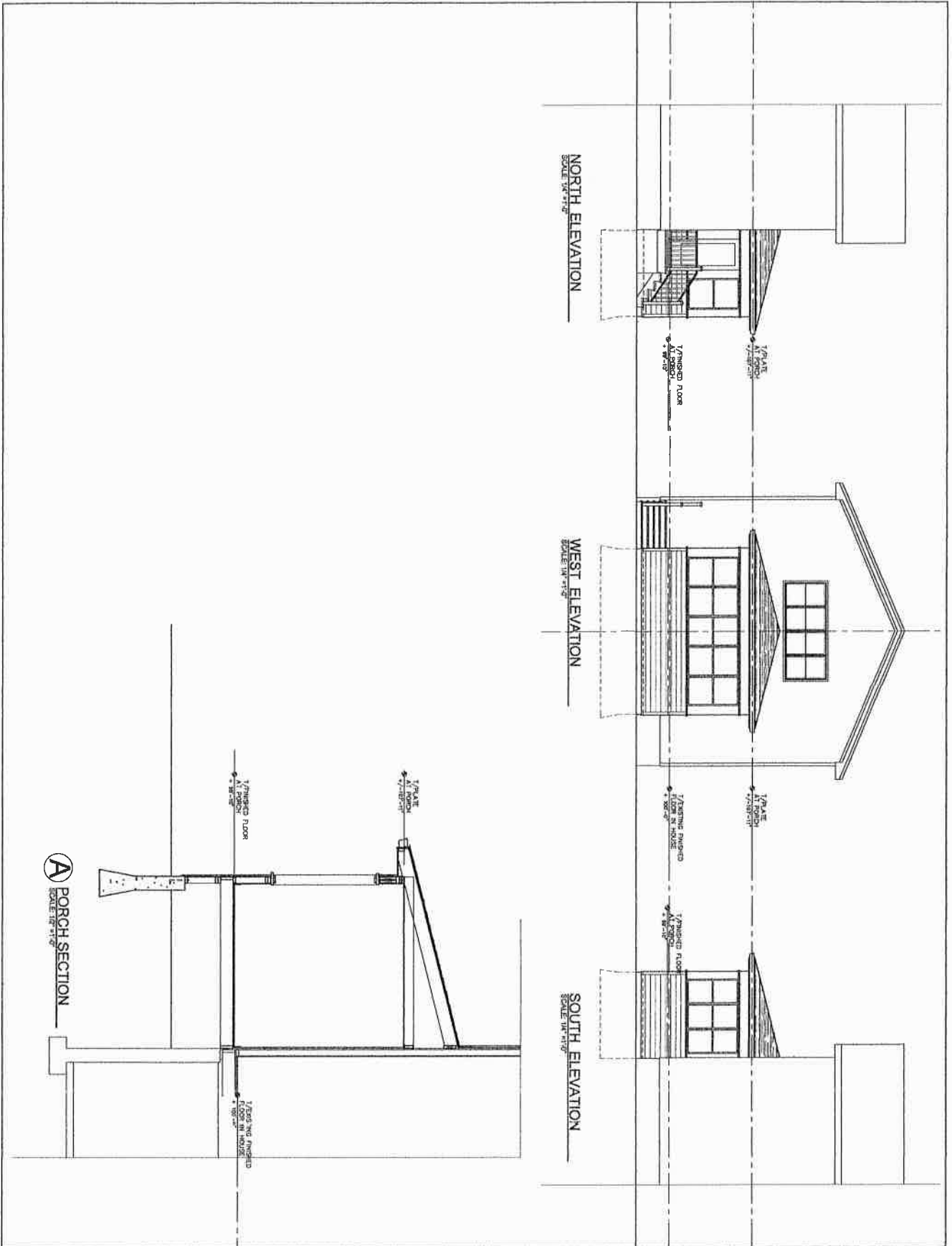
NORTH



NORTH

 NORTH

 REARICK REARICK ARCHITECT 166 N. PARK BOULEVARD • GLEN ELLYN, ILLINOIS 60137 630-943-0431 • E-MAIL: RHOULEVARD@REARICK.COM		FRONT PORCH TO THE JENNER RESIDENCE 503 CARLETON AVENUE GLEN ELLYN, ILLINOIS	REVISIONS 	DATE
JOB NUMBER: 1919	SHEET NO.: 1 OF 2	TITLE FOR CONSTRUCTION FOR FINISHING FOR FURNISHING FOR PAINTING DATE		
JOB TITLE: STATION ELEVATION:		SHEET TITLE: 		



GENERAL NOTE

REVISIONS
DATE

FRONT PORCH TO THE
JENNER RESIDENCE
503 CARLETON AVENUE
GLEN ELLYN, ILLINOIS

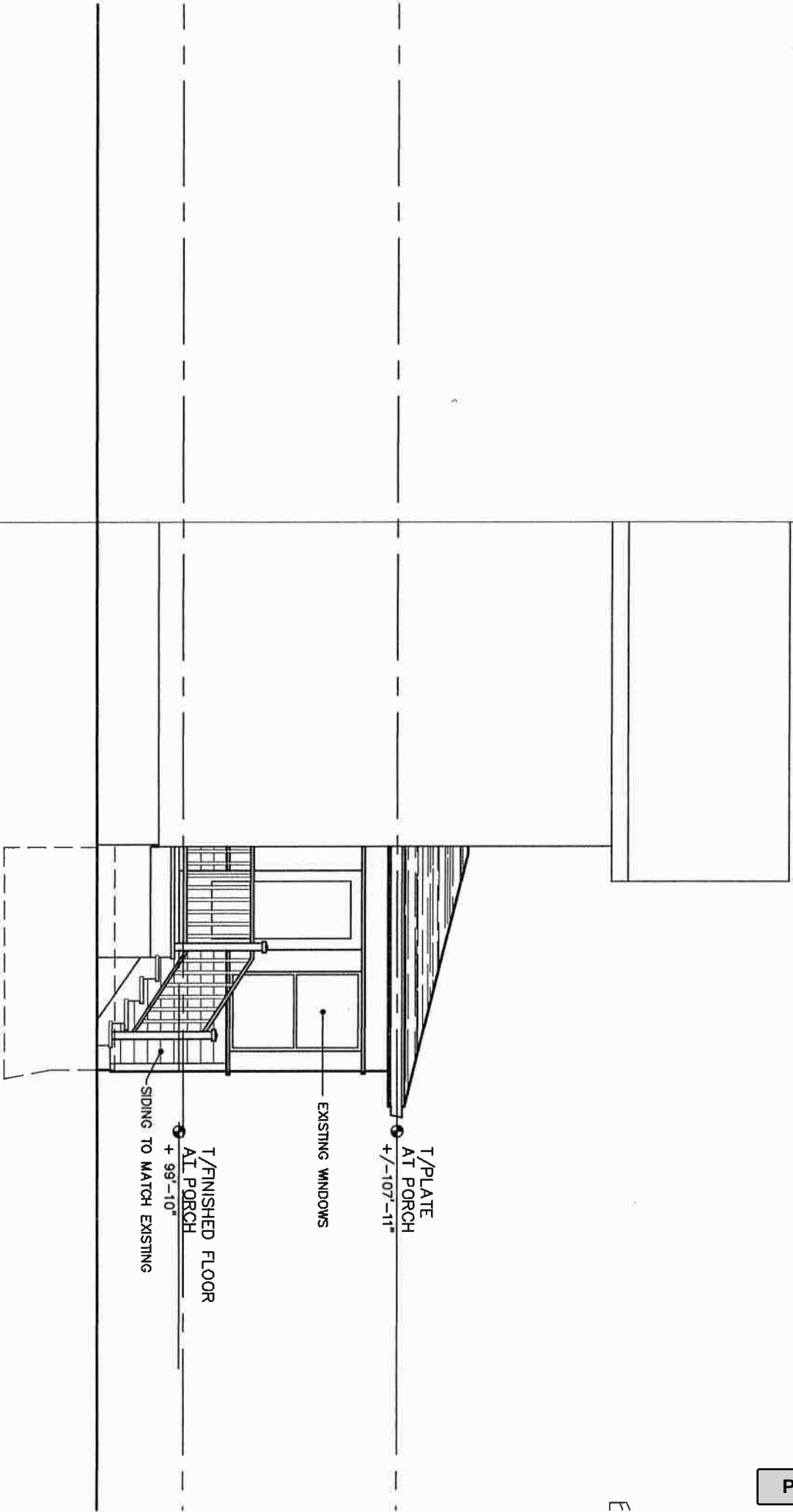
REARICK
REARICK ARCHITECT

158 N. PARK BOULEVARD, GLEN ELLYN, ILLINOIS 60137
830-945-0431 E-MAIL: REARICK@REARICK.COM

THIS DRAWING	DATE
FOR CONSTRUCTION	2/27/19
NOT FOR PERMIT	

BEST TITLE
EXTENSION ELEVATIONS

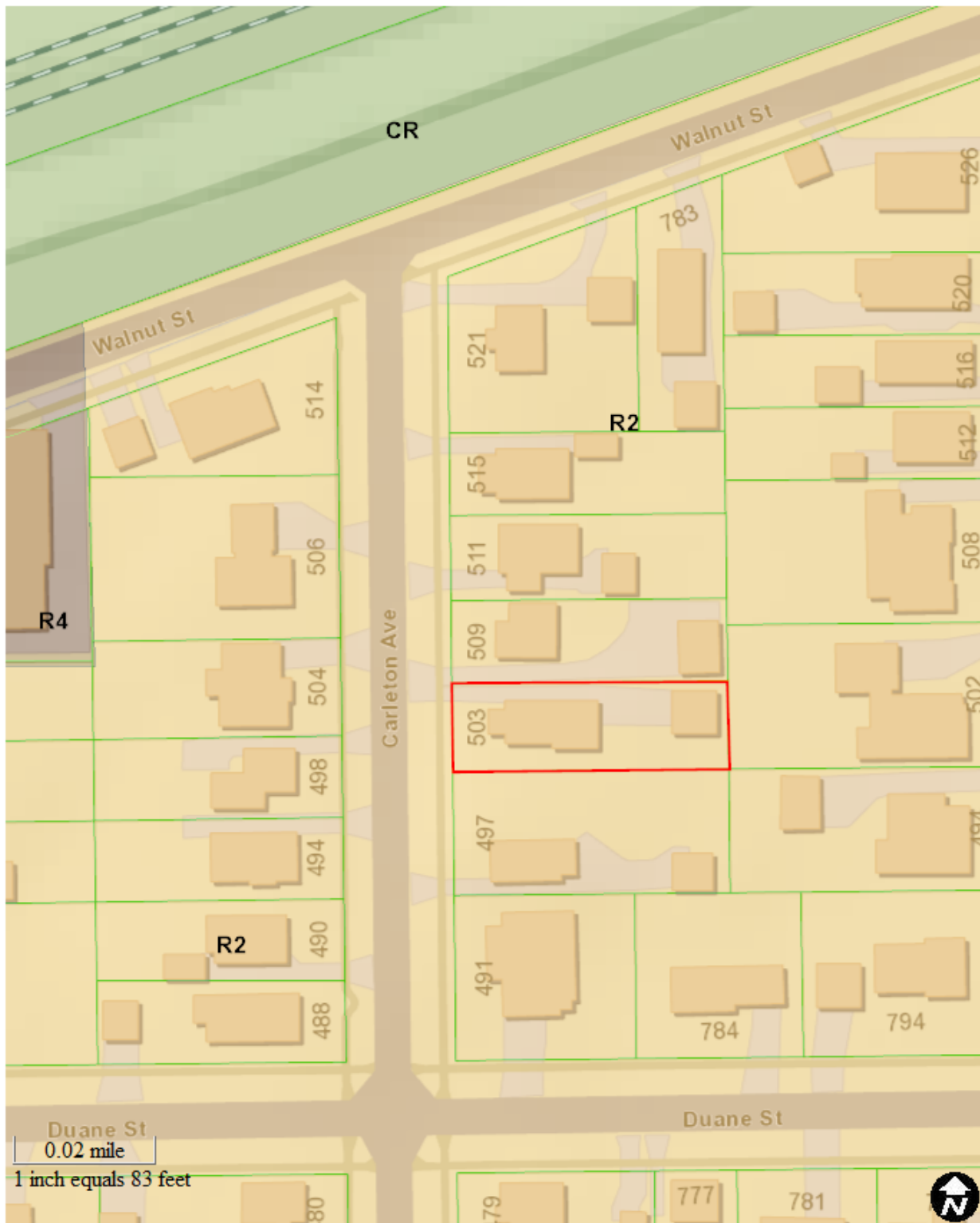
JENNER RESIDENCE	SHEET NO.
1919	
SCALE	AS NOTED
2 OF 2	
DATE	
PROJECT	

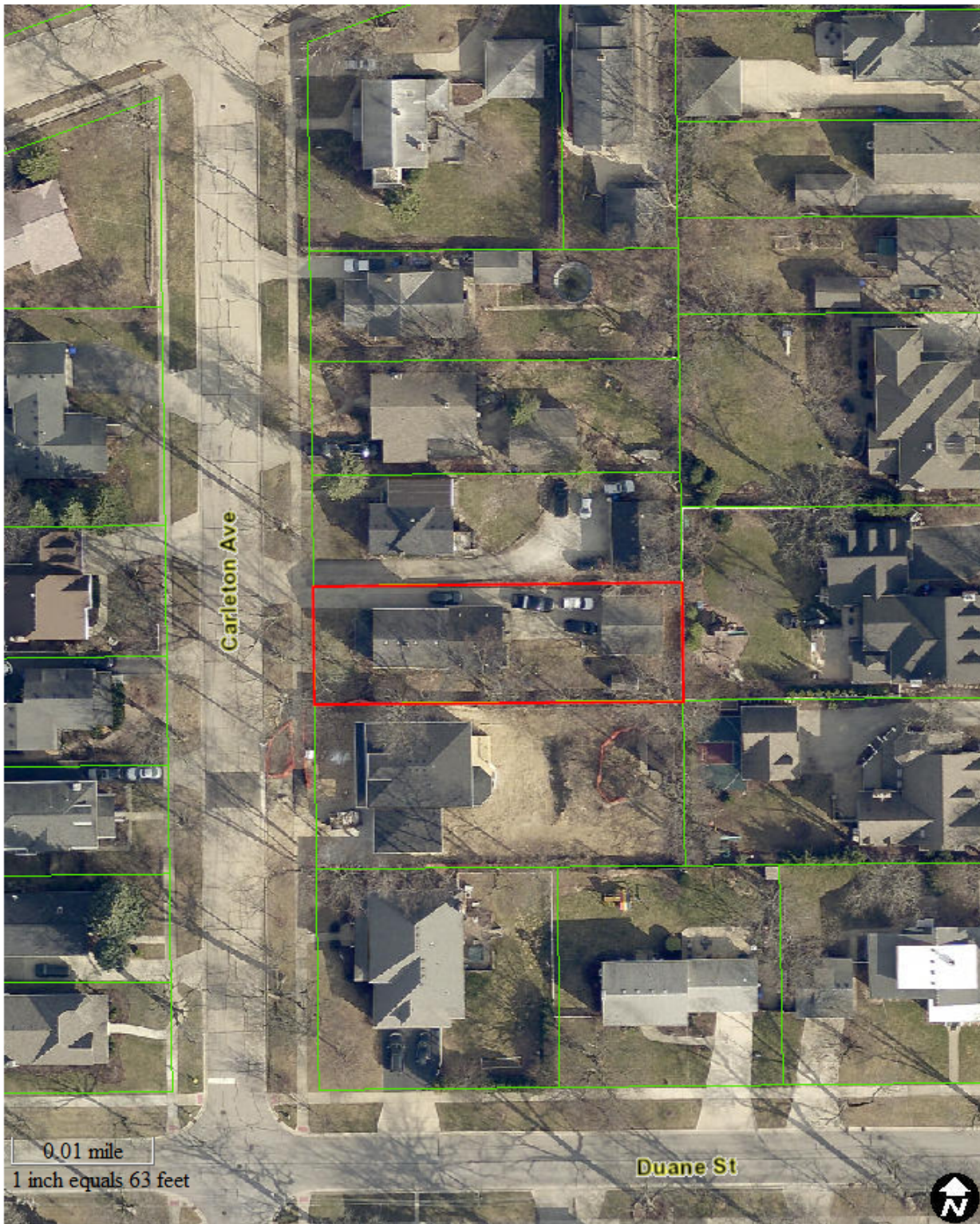


NORTH ELEVATION

SCALE: 3/16" = 1'-0"

503 CARLETON AVENUE





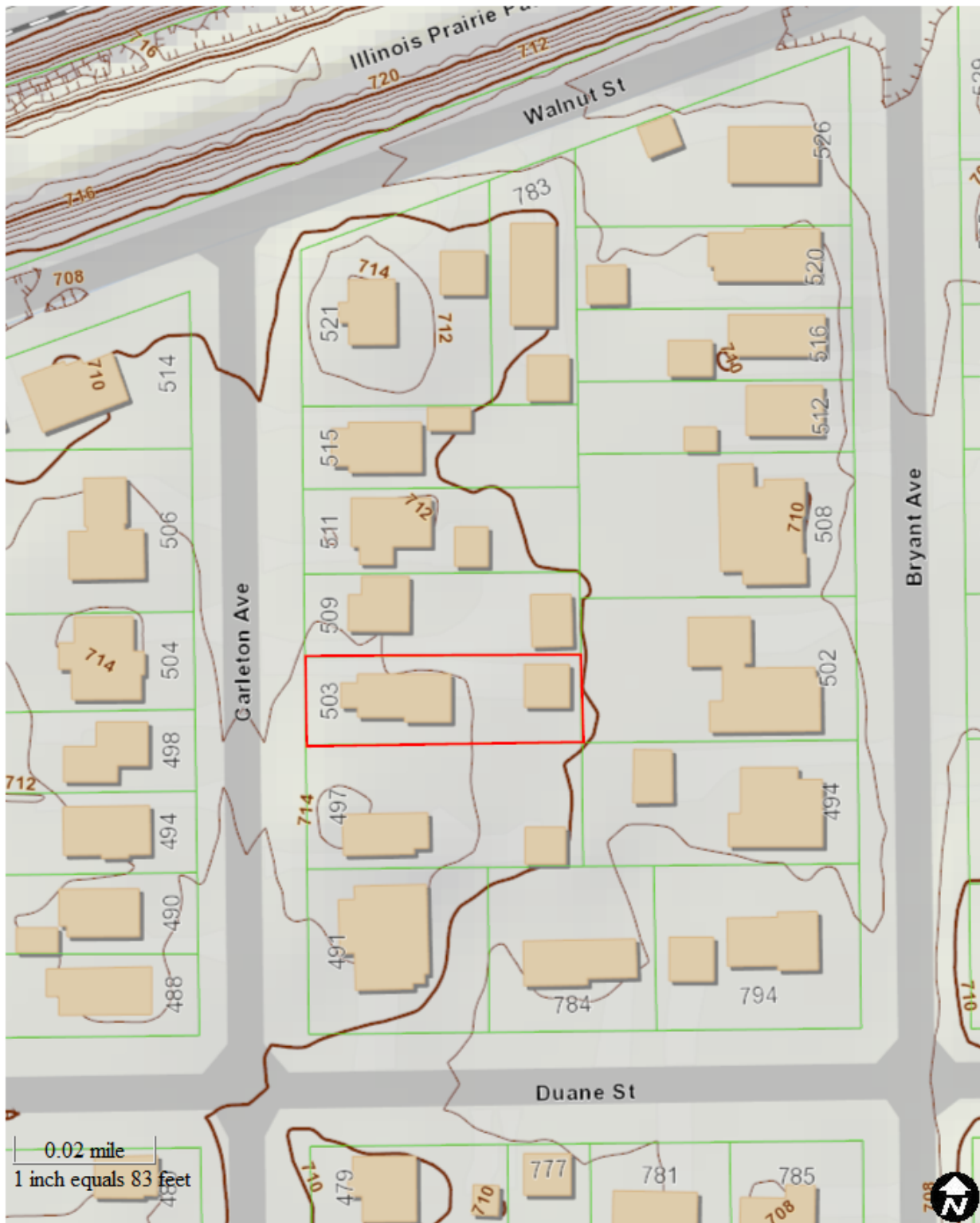
Map created on June 20, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

2-Foot Contour Map



Map created on June 20, 2019.

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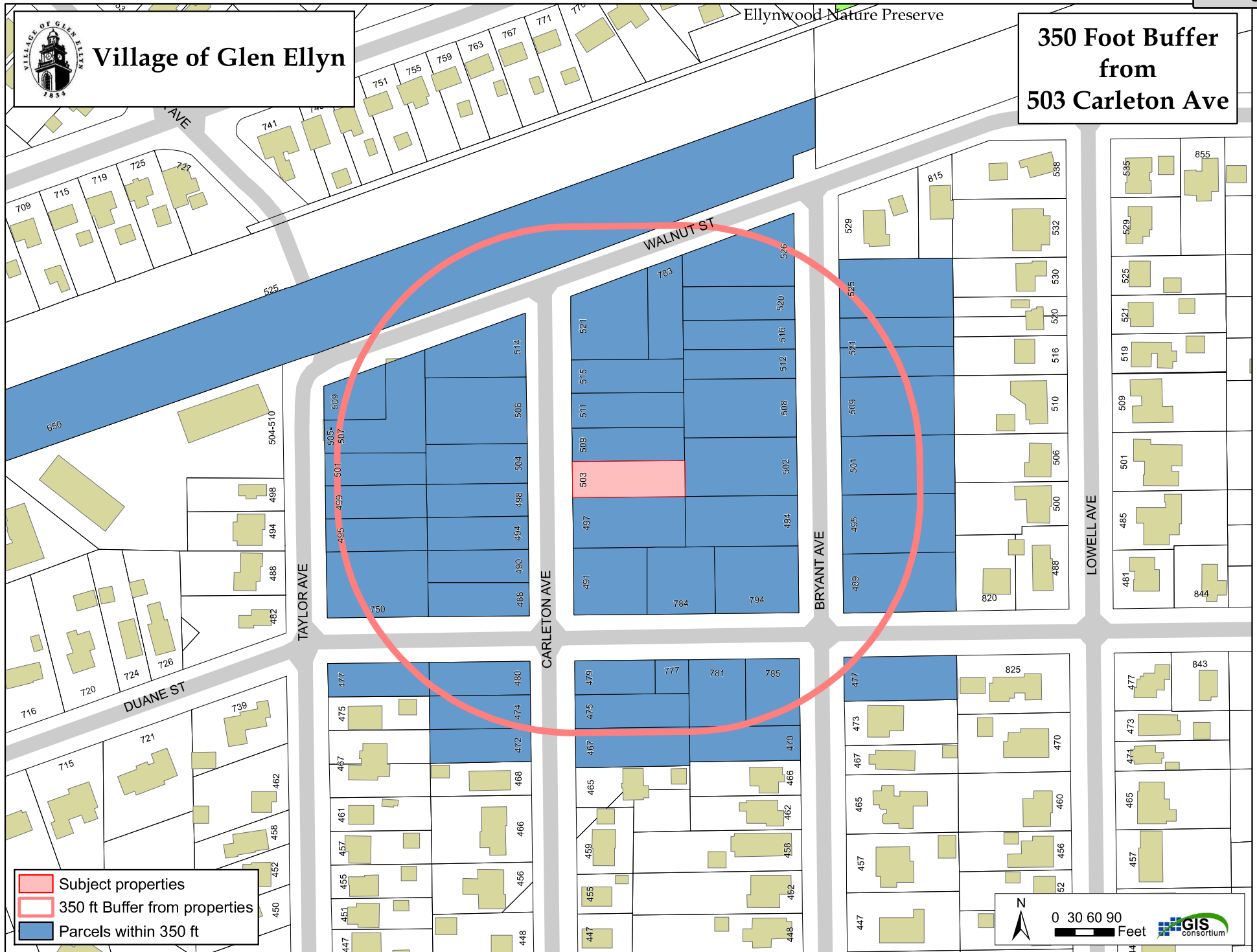
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Village of Glen Ellyn

Ellynwood Nature Preserve

**350 Foot Buffer
from
503 Carleton Ave**



ANTONACCI, BRAD A & JILL OR CURRENT PROPERTY OWNER 521 CARLETON AVE GLEN ELLYN, IL 60137	BECKER 43669, JAMES H OR CURRENT PROPERTY OWNER 785 DUANE ST GLEN ELLYN, IL 60137	BRANUM, LANCE K OR CURRENT PROPERTY OWNER 515 CARLETON AVE GLEN ELLYN, IL 60137
BROWN, NATHAN F OR CURRENT PROPERTY OWNER 1724 N WINCHESTER AVE CHICAGO, IL 60622	CAMPBELL JR, JAMES F OR CURRENT PROPERTY OWNER 494 CARLETON AVE GLEN ELLYN, IL 60137	CAMPBELL, MARY G OR CURRENT PROPERTY OWNER 472 CARLETON GLEN ELLYN, IL 60137
CHINCHILLA, CRAIG & D OR CURRENT PROPERTY OWNER 526 BRYANT AVE GLEN ELLYN, IL 60137	CHRISTIE ANNE ENTERPRISES OR CURRENT PROPERTY OWNER 781 DUANE ST GLEN ELLYN, IL 60137	COLLERAN, MARK OR CURRENT PROPERTY OWNER 502 BRYANT AVE GLEN ELLYN, IL 60137
CULLERTON, DAN & VANESSA OR CURRENT PROPERTY OWNER 475 CARLETON AVE GLEN ELLYN, IL 60137	DAHLGREN, GREGORY OR CURRENT PROPERTY OWNER 508 BRYANT AVE GLEN ELLYN, IL 60137	DAVILA, WILMER F OR CURRENT PROPERTY OWNER 516 BRYANT AVE GLEN ELLYN, IL 60137
DE WITT, JAMES & NANCY OR CURRENT PROPERTY OWNER 750 DUANE GLEN ELLYN, IL 60137	DEEGAN, DONALD & PATRICIA OR CURRENT PROPERTY OWNER 501 BRYANT AVE GLEN ELLYN, IL 60137	DOYLE, KEVIN & MEREDITH OR CURRENT PROPERTY OWNER 520 BRYANT AVE GLEN ELLYN, IL 60137
DUPAGE COUNTY HWY DEPT OR CURRENT PROPERTY OWNER 130 N COUNTY FARM RD WHEATON, IL 60187	ELVART, CHRISTOPHER OR CURRENT PROPERTY OWNER 474 CARLTON AVE GLEN ELLYN, IL 60137	FUERST, JOEL & LORI OR CURRENT PROPERTY OWNER 499 TAYLOR AVE GLEN ELLYN, IL 60137
GIZZO, JAMES & SARA OR CURRENT PROPERTY OWNER 521 BRYANT AVE GLEN ELLYN, IL 60137	GREANIAS, STEVE & J OR CURRENT PROPERTY OWNER 488 CARLETON AVE GLEN ELLYN, IL 60137	HADLEY, KEITH OR CURRENT PROPERTY OWNER 509 BRYANT AVE GLEN ELLYN, IL 60137
HESS, EDWARD OR CURRENT PROPERTY OWNER 511 CARLETON AVE GLEN ELLYN, IL 60137	HURLEY, RYAN OR CURRENT PROPERTY OWNER 2S516 BEECHWOOD RD GLEN ELLYN, IL 60137	HUTCHINSON, IAN & TINA OR CURRENT PROPERTY OWNER 491 CARLETON AVE GLEN ELLYN, IL 60137
JELLEN, JAMES JOHN OR CURRENT PROPERTY OWNER 783 WALNUT ST GLEN ELLYN, IL 60137	JENNER, JAMES A & ERIN OR CURRENT PROPERTY OWNER 503 CARLETON AVE GLEN ELLYN, IL 60137	KELLEY, TIMOTHY & KATHRYN OR CURRENT PROPERTY OWNER 480 CARLTON AVE GLEN ELLYN, IL 60137
KING, STEPHEN P OR CURRENT PROPERTY OWNER 22W350 STANTON GLEN ELLYN, IL 60137	KUNNEMANN, DENNIS K OR CURRENT PROPERTY OWNER 506 CARLTON AVE GLEN ELLYN, IL 60137	KYP-JOHNSON, JAY & K J OR CURRENT PROPERTY OWNER 525 BRYANT AVE GLEN ELLYN, IL 60137

LOOS, ROLAND & DEBORAH H
OR CURRENT PROPERTY OWNER
498 CARLETON AVE
GLEN ELLYN, IL 60137

MANNA, DOMINIC & MELISSA
OR CURRENT PROPERTY OWNER
784 DUANE ST
GLEN ELLYN, IL 60137

MILLER, THOMAS R
OR CURRENT PROPERTY OWNER
777 DUANE ST
GLEN ELLYN, IL 60137

NAUGLE, LOUIS & LYNN
OR CURRENT PROPERTY OWNER
470 BRYANT AVE
GLEN ELLYN, IL 60137

RENFRO, MICHAEL & LESLIE
OR CURRENT PROPERTY OWNER
794 KENILWORTH AVE
GLEN ELLYN, IL 60137

SHAPIRO, JACOB
OR CURRENT PROPERTY OWNER
477 TAYLOR AVE
GLEN ELLYN, IL 60137

LOVITSCH, DANIEL & R
OR CURRENT PROPERTY OWNER
495 TAYLOR AVE
GLEN ELLYN, IL 60137

MCMASTER/FAGANEL HOMES
OR CURRENT PROPERTY OWNER
1919 S HIGHLAND AVE 212C
LOMBARD, IL 60148

MOREY, GREG
OR CURRENT PROPERTY OWNER
467 CARLETON AVE
GLEN ELLYN, IL 60137

NELSON, ADAM J & CARLY
OR CURRENT PROPERTY OWNER
794 DUANE ST
GLEN ELLYN, IL 60137

SAWYER, DOUGLAS & WENDY
OR CURRENT PROPERTY OWNER
494 BRYANT AVE
GLEN ELLYN, IL 60137

VALDEZ, CHRISTOPHER & J
OR CURRENT PROPERTY OWNER
504 CARLETON AVE
GLEN ELLYN, IL 60137

LYNCH, KEVIN
OR CURRENT PROPERTY OWNER
512 BRYANT AVE
GLEN ELLYN, IL 60137

MILLER, FREDERICK W
OR CURRENT PROPERTY OWNER
479 CARLETON AVE
GLEN ELLYN, IL 60137

MURPHY, JOHN
OR CURRENT PROPERTY OWNER
489 BRYANT AVE
GLEN ELLYN, IL 60137

O LAUGHLIN, JJ & KATHLEEN
OR CURRENT PROPERTY OWNER
490 CARLETON AVE
GLEN ELLYN, IL 60137

SAYRE, RICK & DAWN
OR CURRENT PROPERTY OWNER
495 BRYANT AVE
GLEN ELLYN, IL 60137

WHITE, DARRYL
OR CURRENT PROPERTY OWNER
477 BRYANT AVE
GLEN ELLYN, IL 60137



NOTICE OF PUBLIC HEARING

James A. and Erin Tracey Jenner, owners of the property at 503 Carleton Avenue, are requesting a public hearing for a variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider this variation on **July 9, 2019** at 7:00 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The property owners are requesting approval of a variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(D)(1)(a) to allow an addition to an existing two-story single family home to encroach approximately five (5) feet six (6) inches into the required thirty (30) foot front yard setback required for principal structures in the R2 – Residential District.
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property is zoned R2, Residential District, and is legally described as follows:

THE SOUTH FIFTY THREE (53) FEET OF LOT TEN (10) IN BLOCK TWELVE (12) IN THAIN'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS ELEVEN (11), TWELVE (12) AND THIRTEEN (13), TOWNSHIP THIRTY NINE (39) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-417-007

Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact the Village at (630) 469-5000.

X:\Plandev\BUILDING\ZBA\VARIATION BY ADDRESS\CARLETON\503 Carleton\3. Public Hearing Notices\PUBLIC NOTICE.doc

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Published in Daily Herald June 24, 2019 (4527343)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medin
Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is in general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 24-JUN-19 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, the authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daule Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4527343

RECEIVED

JUN 27 2019

VILLAGE OF GLEN ELLYN

Attachment: 10. Certificate of Publication (4060 : 503 Carleton Avenue - Zoning Variation - Addition)